



## **Draft MTW-Supplement 2025**

### **Proposed Waivers**

#### **Alternative Reexamination Schedule for Households (HCV)**

In an effort to streamline the lease-up process, Auburn Housing Authority (AHA) will begin implementing alternative reexamination schedules for HCV families.

- For non-elderly and non-disabled households, AHA will implement a biennial reexamination schedule (every 2 years)
- For some elderly and disabled households, AHA will implement a triennial reexamination schedule (every 3 years). If an elderly and/or disabled household meets the following three criteria, it will be enrolled in triennial reexaminations:
  - The head of household, co-head, and/or spouse is elderly or disabled, 2) the only current income in the household is fixed income (e.g., social security, pension), and 3) there are no minors in the household. If a household is enrolled in triennial reexaminations and no longer meets these criteria, they will be enrolled in a biennial reexamination schedule.
  - For triennial reexaminations, annual household income will be determined as current and as anticipated once every three years. At their annual lease anniversary, AHA will apply the applicable Cost-of-Living Adjustments for fixed-income households. If a household believes they have another circumstance that qualifies as a financial hardship, they may request a hardship.
- AHA will limit households to one (1) interim reexamination per year if the gross household income has decreased by 10% or more. Required interim reexamination (i.e., for changes in household composition or otherwise required by the agency) will not count against the limit.
  - AHA will conduct an interim reexamination of family income when it becomes aware that the family's adjusted income has changed by an amount that it estimates will result in an increase of ten percent or more in annual adjusted income or such other amount established by HUD through notice, except AHA may not consider any increase in the earned income of the family when estimating or calculating whether the family's adjusted income has increased, unless the family has previously received an interim reduction at their request because of any changes in income since the last examination during the certification period; and AHA may choose not to conduct an interim reexamination in the last three months of a certification period.
  - Households reporting zero income will have an interim reexamination when new income begins or after three (3) months of zero income, an interim will be completed with income from previous certification.

Statutes and Regulations Waived: Alternative Reexamination Schedule for Households (HCV)—Certain provisions of section 8(o)(5) of the 1937 Act and 24 CFR 982.516 (a)(1) and 982.516(c)(2).

## **Initial Rent Burden (HCV)**

AHA plans to waive the maximum family share at initial occupancy of 40% of the family's monthly income, but not to exceed 50% of their monthly income.

- This initiative will increase family choice at initial occupancy by allowing households to pay more than 40% of their income towards rent for their initial occupancy. By waiving the initial rent burden limitation, AHA will increase available housing options for families, assist households choosing to move to relatively higher cost opportunity areas, and eligible applicant households leasing in-place who may have income to housing cost burdens greater than 40% of income will have the option to remain in their unit.
- By increasing the housing opportunities in higher opportunity neighborhoods, families with children will have opportunities to attend schools with high ratings and increased opportunities for learning and family members working, seeking work, or involved in educational or job training programs will have better access to transportation services, availability of job opportunities, healthcare, and other factors promoting economic self-sufficiency.

Statutes and Regulations Waived: Initial Rent Burden (HCV)—Certain provisions of section 8(o)(3) of the 1937 Act and 24CFR 982.508.

## **Availability of Information**

A copy of the MTW Supplement 2025 is available for public review as follows:

- **Auburn Housing Authority, 931 Booker Street, Auburn, AL 36832**  
**Monday – Thursday, 7:30 AM – 5:30 PM**
- **Website: [www.auburnhousingauth.org](http://www.auburnhousingauth.org)**

For more information, please send an email to [cbowen@auburnhousingauth.org](mailto:cbowen@auburnhousingauth.org) or call (334) 821-2262, extension 221. In the subject, please include MTW Supplement 2025 Comments”.